



## GLoucester Gardens, Cockfosters, EN4

AN EXTENDED & DOUBLE FRONTED 3 BEDROOM SEMI-DETACHED HOUSE WITH A WIDE STREET FRONTAGE & SPACIOUS GROUND FLOOR ACCOMMODATION WITH GARAGE TO FRONT & PAVED OFF STREET PARKING FOR SEVERAL CARS, IN A CONVENIENT LOCATION & OFFERING SCOPE FOR EXTENSION.

There is a Through Lounge + Family Room, Fitted Kitchen, Entrance Hall & Downstairs Cloakroom. There is a Paved Courtyard to Rear, Plus a Front/Side Garden, Which Offer Many Uses. This Can Provide Secure Off Road Parking, or can be Enclosed and Increase the Access from the Garage that Could be Converted. The Upstairs Bathroom is Spacious.

Situated Only 5 Minutes from Cockfosters Tube Station (Picc. Line), Buses, Shops, Restaurants, Schools etc.  
Viewings Recommended.



### ACCOMMODATION

\* ENTRANCE HALL \* THROUGH LOUNGE \* FAMILY ROOM \* FITTED KITCHEN \* DOWNSTAIRS CLOAKROOM \* 3 BEDROOMS \* SPACIOUS BATHROOM \* GARAGE WITH OWN DRIVE \* PAVED COURTYARD REAR GARDEN \* FRONT/SIDE GARDEN OFFERING MANY USES \* PAVED OFF STREET PARKING FOR 4 CARS \*

\* SERVICES: GAS CENTRAL HEATING \* FEATURES: DOUBLE GLAZING \*

**PRICE: £795,000 FREEHOLD**

**ENTRANCE HALL: PIC. 1**



**THROUGH LOUNGE: PIC. 1 26' x 11'1 (7.92m x 3.38m)**



THROUGH LOUNGE: PIC. 2



FAMILY ROOM/FURTHER RECEPTION ROOM: PIC. 1 14'5 x 13'2 (4.39m x 4.01m)



FAMILY ROOM/FURTHER RECEPTION ROOM: PIC. 2



FITTED KITCHEN: 16'10 x 13'5 (5.13m x 4.09m)



**BEDROOM 1: 14'8 x 11'1 (4.47m x 3.38m)**  
**Fitted Wardrobes, Double Glazed Window.**



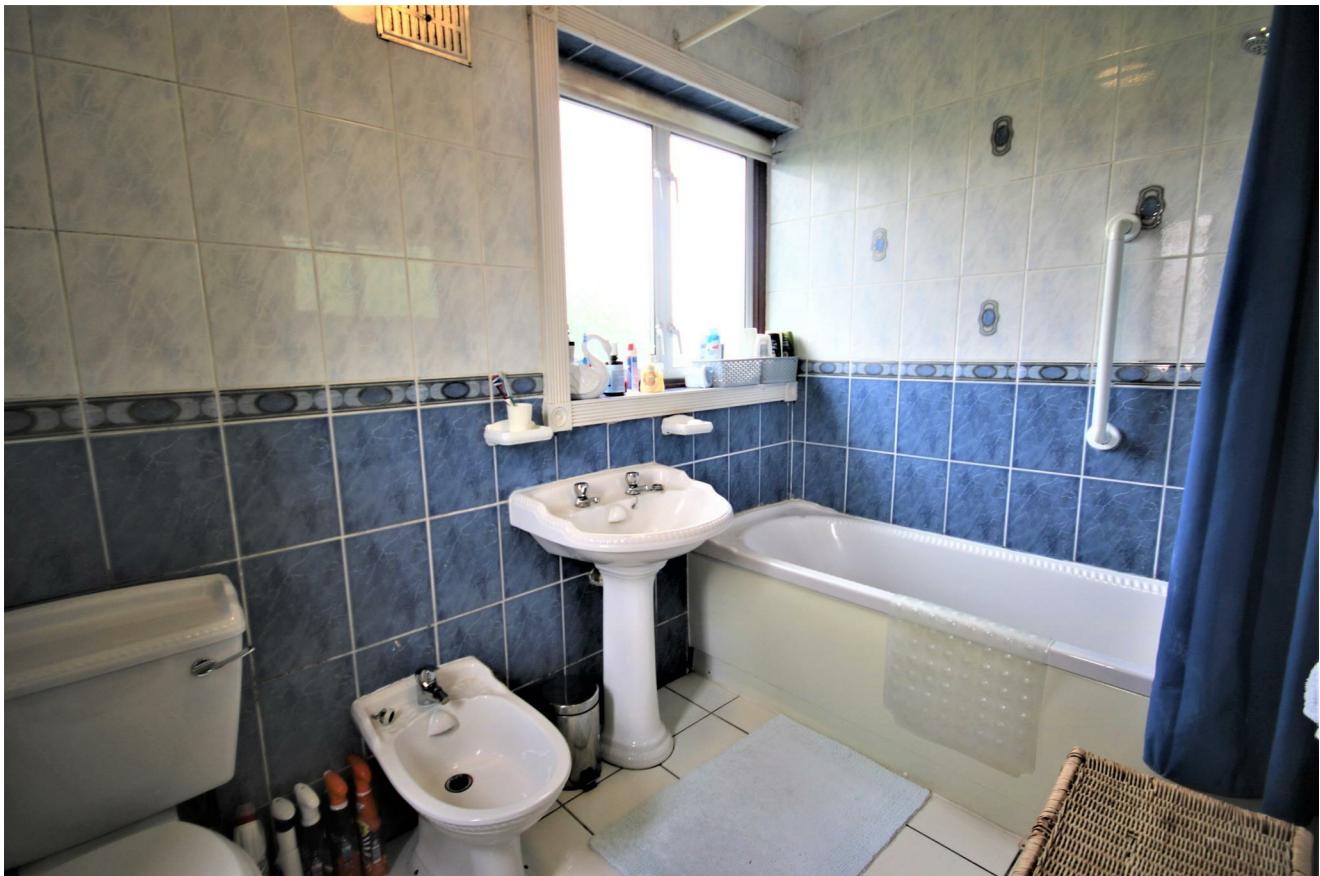
**BEDROOM 2: 11'11 x 11'1 (3.63m x 3.38m)**  
**Fitted Wardrobes, Fitted Desk, Shelves & Storage, Double Glazed Window.**



**BEDROOM 3: 8'9 x 8'1 (2.67m x 2.46m)**  
**Fitted Wardrobes, Double Glazed Window.**



**LARGE BATHROOM:**  
**Fully Tiled. 4 Piece Suite.**



**PAVED COURTYARD:**

**A Very Useful Area for Privacy and BBQ's. Accessed from both the Through Lounge and the Family Room.**



**SIDE/FRONT GARDEN: PIC. 1**

**Mainly Laid to Lawn. This could be totally enclosed and made into a Private Garden, can be opened up for Further Off Street Parking, or Used for Secured Parking. Access at the moment is from the front, or from the Garage from inside the house.**



**SIDE/FRONT GARDEN: PIC. 2**



**SIDE/FRONT GARDEN: PIC. 3**



**PAVED OFF STREET PARKING TO FRONT:**  
Off Street Parking for Approximately 4 Cars - Plus see note above regarding Secured Parking.



**GARAGE WITH OWN DRIVE: 14'7 x 7'7 (4.45m x 2.31m)**

This is Currently Adjoining the Fitted Kitchen and Could be Converted and Incorporated. Door to Garden.

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Total floor area 1382sqft (128sqm)

Measurements are approximate and are for illustrative purposes only.

Michael  
Wright  
Estate  
Agents



| Energy Efficiency Rating                    |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs |                         |         |           |
| (92 plus) A                                 |                         |         | 86        |
| (81-91) B                                   |                         |         |           |
| (69-80) C                                   |                         | 70      |           |
| (55-68) D                                   |                         |         |           |
| (39-54) E                                   |                         |         |           |
| (21-38) F                                   |                         |         |           |
| (1-20) G                                    |                         |         |           |
| Not energy efficient - higher running costs |                         |         |           |
| England & Wales                             | EU Directive 2002/91/EC |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |         |           |
| (92 plus) A   |                         |         |           |
| (81-91) B   |                         |         |           |
| (69-80) C   |                         |         |           |
| (55-68) D   |                         |         |           |
| (39-54) E   |                         |         |           |
| (21-38) F   |                         |         |           |
| (1-20) G  |                         |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |         |           |
| England & Wales   | EU Directive 2002/91/EC |         |           |

The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purposes. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration purposes only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.

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